Karen Johnson Davidson County
Batch# 1459861 DEEDWARR
08/17/2026 09:48:30 AM 3 pgs
Fees: $18.00 Taxes: $1,635.40
20260817-0076310

FOR OFFICIAL USE	STATE OF TENNESSEE COUNTY OF THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $442,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS 07/01/2026 Notary Public MY COMMISSION EXPIRES: (AFFIX SEAL)

WARRANTY DEED

This Instrument Prepared by and Return To:

SHAQUITA MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

FOUR STAR TITLE LLC
ESTABLISHED 2001

2500 N. Mt. Juliet, Mt. Juliet, TN 37122
File #I26-1000

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
MC PROP 85 LLC	**Logan Finance Corp.**	**71-1-99.00**
800 Maine Ave. SW, Suite 200 Washington, CD 20024	**1393 Veterans Memorial Hwy. Ste. 308 N Hauppauge, NY 11788**	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **RCR Property Ventures, LLC an Arizona Limited Liability Company,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MC PROP 85 LLC, a Delaware Limited Liability Company** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 12 on the Plan of TRINITY HILLS VILLAGE, SECTION 1 of record in Plat Book 4175, Page 62, in the Register's Office for Davidson County, to which Plan reference is hereby made for a more complete and detailed description of said lot.

Being the same property conveyed to RCR Property Ventures, LLC, an Arizona Limited Liability Company, by Warranty Deed from Byrd Property Buyers, LLC, a Tennessee Limited Liability Company, dated January 17, 2025, of record in Instrument No. 20250127-0006009, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all bylaws, covenants, zoning regulations, building restrictions and setback lines, if any, and easement and rights for public utilities, applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

unimproved
This is improved ☒ property, known as **1308 N Avondale Circle, Nashville, TN 37207**
(House Number) (Street) (City, State) (Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), his/her/their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs, representatives and assigns, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, this instrument has been executed on this the 29th day of June 2026.

RCR Property Ventures, LLC, an Arizona limited liability company

Robert Clarfield, PLLC

BY: _____
Robert Clarfield
Its: Sole Member

Bowmanet LLC

BY: _____
Robert Romanet
Its: Sole Member

STATE OF Arizona
COUNTY OF Maricopa

Before me, the undersigned Notary in and for said County and State, personally appeared the within named Robert Clarfield and Robert Romanet, whom I am personally acquainted and who upon their oaths acknowledged themselves to be the Members, and that they being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing on behalf of RCR Property Ventures, LLC.

Witness my hand and official seal on this the 29th day of ~~July~~ June 2026

DEANA LOWRANCE
Notary Public - Arizona
Maricopa County
Commission # 664743
My Commission Expires 04/30/2028

_____
NOTARY PUBLIC
Deana Lowrance

My Commission Expires: 4/30/2028

Tennessee Certificate of Electronic Document

I, Jonathan Roy Perry, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and correct copy of the original document executed and authenticated according to law on this 06/29/26.

Settlement Agent:

McMichael & Gray, PC



Signature

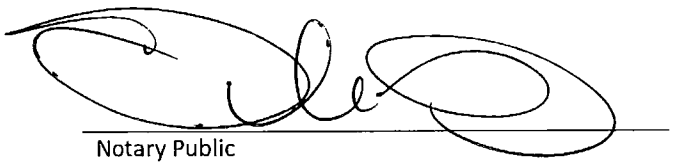
06/29/26

Date

State of Tennessee

County of Davidson

Personally appeared before me, Shay Mitchell, a notary public for this county and state, Jonathan Roy Perry, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed. Sworn and subscribed before me 06/29/26.



Notary Public

My Commission Expires: 1-22-2029

(NOTARY SEAL)



All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registrars prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subsection (2).